

## **Zoning Commission Minutes**

**January 31, 2013  
3:00 pm**

Chairman Russ Hoff called the meeting of the Stark County Zoning Commission to order. Chairman Hoff, Jay Elkin, Kurt Froelich, Larry Messer, Gene Jackson and Duane Grundhauser present and absent were Sue Larsen, Chuck Steffan and Klayton Oltmanns. Also present were Planner Steve Josephson, States Attorney Tom Henning and Auditor Kay Haag.

Jay Elkin moved to approve the minutes from the December 27th, 2012 meeting. Gene Jackson seconded. All voted Aye and motion carried.

Chairman Hoff opened the public hearing on a request from Jon Pierce. The request was for a zoning change from Agricultural to Rural Residential on the NW4 Section 31, Township 139, Range 94 containing approximately 5 acres. Chairman Hoff asked for anyone to speak for or against the zoning change. Chairman Hoff closed the public hearing.

Jay Elkin moved to recommend to the Stark County Board of Commissioners the approval of a zoning change from Agricultural to Rural Residential following the staff recommendations for Jon Pierce.

**John Pierce is requesting a zoning change from Agricultural to Rural Residential on the NW4 of Section 31, Township 139, and Range 94 containing approximately five (5) acres.**

**STAFF RECOMMENDATION: Approval of the proposed rezoning based upon the following finding:**

- The proposed rezoning is consistent with the development pattern in the vicinity.

**The request is consistent with the following objectives of the Stark County Comprehensive Plan:**

- LAND USE-Strive to protect the agricultural integrity of rural areas; and
- LAND USE-Avoid conflicts between land uses.

Duane Grundhauser seconded. Roll call vote. All voted Aye and the motion carried.

Chairman Hoff asked for nominations for Chairman of the Board. Duane Grundhauser moved to keep Russ Hoff as Chairman and Jay Elkin as Vice-Chairman. Larry Messer seconded and moved nominations cease and cast a unanimous ballot. All voted Aye and the motion carried.

Gene Jackson moved to approve the plat for Brost Subdivision, a Minor Subdivision, following the staff recommendations for Mike and Doug Brost.

**Minor Subdivision Plat, Brost Subdivision, SE4 of the SE4 of Section 3, Township 140, Range 94.**

**STAFF RECOMMENDATION: Approval of the proposed minor subdivision plat dated January 28, 2013 subject to the following condition:**

- “Brost Subdivison” will appear on the top of the plat.

Jay Elkin seconded. Roll call vote. All voted Aye and the motion carried.

Jay Elkin moved to approve the preliminary plat for Simon Butte Estates following the staff recommendations.

**Preliminary Plat, Simon Butte Estates, All of Government Lot 2 of Section 6, Township 140, Range 95.**

**STAFF RECOMMENDATION: Approval of the preliminary plat, dated January 28, 2013, subject to the following conditions:**

1. The developer shall provide a 100 foot diameter turnover or a hammerhead on the southern portion of the proposed roadway to accommodate emergency vehicles. The turnaround will be grated and graveled. The turnaround will remain in place until future roadways are constructed providing adequate emergency vehicle access or turnaround; and
2. The developer shall provide 75 feet of right-of-way along 30<sup>th</sup> Street SW. The 75-foot right-of-way dedication shall be shown on the final subdivision plat.

Larry Messer seconded. Roll call vote. All voted Aye and the motion carried.

Steve Josephson, County Planner, discussed the following items:

- Stark County Website fillable forms
- Proposed meeting dates for 2013
- Educating the public regarding zoning

Duane Grundhauser moved to adjourn. Jay Elkin seconded.